

COMMITTEE AMENDMENT FORM

Committee: ZONING Page Number _____

Ordinance I.D. # 06-0-1805 Section(s) _____

Resolution I.D. # Z-06-86 Paragraph NEW CONDITION # 7

The intersection of the proposed roadway and Metropolitan Parkway shall allow only right turning movements onto Metropolitan Parkway and from Metropolitan Parkway onto the proposed roadway until such time as an independent traffic consultant has studied the intersection and the City of Atlanta's Bureau of Traffic and Transportation has agreed to accept the traffic plan proposed by such study. Any requirements imposed on the applicant by the traffic plan shall be implemented in accord with applicable law.

COMMITTEE AMENDMENT FORM

DATE: 11/01/ 06

COMMITTEE ZONING PAGE NUM. (S) _

ORDINANCE I. D. #06-O-1805 SECTION (S)

RESOLUTION I. D. #06-R- PARA.

AMENDS THE LEGISLATION BY ADDING SIX (6) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 11/01/06.

City Council
Atlanta, Georgia

06-O-1805

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-86
Date Filed: 7-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1246 Allene Avenue, S.W.** be changed from the I-2(Heavy Industrial) District to the MR4A-C (Multi-family Residential-Conditional) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 105 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

CONDITIONS FOR
Z-06-86 for 1246 Allene Avenue, S.W.

1. Building footprints, including their orientation and configuration on the site are conceptual in nature and may be changed, reoriented and reconfigured except that building edges and building improvements above grade may not be any closer to the exterior perimeter property lines than as permitted in the MRC zoning regulations.
2. The top of the building parapet or parking structure will not be at a higher absolute elevation than 61 feet.
3. Maximum floor area ratio for residential and non-residential uses shall not exceed 1.0 of the gross lot area of the current parcel.
4. Signs shall be posted notifying the public at least forty-eight (48) hours in advance of any blasting, or other such loud demolition work.
5. All dumpsters and service facilities shall be screened from street level.
6. There shall be no adult entertainment uses on the property.

RCS# 481
8/21/06
4:05 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-1790 THRU 06-O-1811 (1-22)

REFER

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

City Council
Atlanta, Georgia

06-0-1805

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-86
Date Filed: 7-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1246 Allene Avenue, S.W.** be changed from I-2 (Heavy Industrial) District to the MR-4A (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 105, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description

A parcel of land, lying and being in the City of Atlanta, in Land Lot 105 of the 14th District of Fulton County, Georgia, more Particularly described as follows:

BEGINNING at a point in the east line of Allene Avenue, which point is located two hundred twenty-eight and six-tenths (228.6) feet north of the northeast corner of Allene Avenue and Erin Street, which point is marked by an iron pin; thence north along the east side of Allene Avenue three hundred and two-tenths (300.2) feet to a concrete monument; thence slightly northwesterly following the eastern line of Allene Avenue one hundred ninety-nine and eight-tenths (199.8) feet to an iron pipe located in the east line of Allene Avenue, at a point one hundred eight and eighty-five hundredths (108.85) feet southwesterly from the center line of the Atlanta and West Point Railroad Company's eastbound freight main tract; thence southeasterly three hundred eleven and five-tenths (311.5) feet to the intersection of the line which would be the projection of the north side of Helena Street if said street was extended easterly across Allene Avenue, said point being one hundred eight and thirty-five hundredths (108.35) feet southwesterly from the center line of eastbound freight main tract of the Atlanta and West Point Railroad; thence easterly along a line which would be the projection of the north side of Helena Street one hundred forty-six and three-tenths (146.3) feet to a point in the southwest right-of-way line of the Atlanta and West Point Railroad, which point is located fifty (50) feet southwesterly from the center line of the eastbound freight main line one thousand one hundred and sixteen (1116) feet, more or less, to a point on the west side of Stewart Avenue fifty-four and three-tenths (54.3) feet to another concrete monument; thence westerly following a line of concrete monuments fourteen hundred seventy-two (1472) feet, more or less, to point beginning, all as shown on plat of survey made by Atlanta and West Point Railroad dated October 16, 1946, being Survey #222/39 according to the original tracing on file in the Office of the Chief Engineer of the Atlanta and West Point Railroad in Atlanta, Georgia.



Z-06-86